



COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Larry Carr, Mayor Pro Tempore
Hedy L. Chang, Council Member
Greg Sellers, Council Member
Steve Tate, Council Member

REDEVELOPMENT AGENCY

Dennis Kennedy, Chair
Hedy L. Chang, Vice-Chair
Larry Carr, Agency Member
Greg Sellers, Agency Member
Steve Tate, Agency Member

WEDNESDAY, AUGUST 21, 2002

AGENDA

JOINT MEETING

CITY COUNCIL SPECIAL AND REGULAR MEETING

and

REDEVELOPMENT AGENCY SPECIAL MEETING

5:00 P.M.

***A Special Meeting Is Called at 5:00 P.M. for the Purpose of
Conducting a Closed Session.***

Dennis Kennedy, Chairman/Mayor

CALL TO ORDER

(Mayor/Chairperson Kennedy)

ROLL CALL ATTENDANCE

(Deputy City Clerk Malone)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Deputy City Clerk Malone)

5:00 P.M.

City Council Action and Redevelopment Agency Action

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

1.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code 54957

Public Employee Performance Evaluation: City Manager

Attendees: City Council, City Manager

RECONVENE

CLOSED SESSION ANNOUNCEMENT

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION

National Gymnastics Day

Morgan Hill Gymnastics Club - Tharien Bramhall

CITY COUNCIL REPORT

Council Member Chang

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

OTHER REPORTS

Youth Advisory Committee Fundraiser

Billy Lewis, Chairperson

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE DEPUTY CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE CITY
CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY
COUNCIL/REDEVELOPMENT AGENCY.**

City Council Action

CONSENT CALENDAR: The Consent Calendar, Agenda Items #1 through #14, and Item #15 and #17, may be acted upon with one motion, a second and the vote, by each respective Agency. Item #16 may be acted upon with a separate motion and vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate	Page
Consent Calendar: 1 - 10 Minutes	
1) <u>YMCA FRIENDLY INN LEASE AND SENIOR CENTER OPERATOR CONSULTANT AGREEMENTS</u>	1
<u>Recommended Action(s):</u>	
1. <u>Authorize</u> the City Manager to Execute a Contract in the Amount of \$75,000 for the Operations of the Senior Center; and	
2. <u>Enter Into</u> a Lease for the Use of the Friendly Inn With the YMCA.	
2) <u>APPROVAL OF POLICE RADIO CONSOLE REPLACEMENT</u>	15
<u>Recommended Action(s):</u> <u>Authorize</u> the Replacement of Police Radio Console Equipment With the Motorola Centracom Elite From Motorola.	
3) <u>APPROVAL OF COPY MACHINE LEASE FOR POLICE DEPARTMENT-RECORDS</u>	19
<u>Recommended Action(s):</u>	
1. <u>Authorize</u> the lease of a Xerox DC440AS Digital Copier System Through Precision Document Systems, Inc.; and	
2. <u>Declare</u> the Sharp SF2040 Copier (Serial Number 76202461) Surplus and <u>Authorize</u> Disposal by Purchasing Officer.	
4) <u>APPOINTMENTS TO MOBILE HOME RENT COMMISSION</u>	21
<u>Recommended Action(s):</u> <u>Approve</u> Mayor Kennedy's Appointment of Charles Dillmann, Robert Graham, and John Liegl to Serve on the City's Mobile Home Rent Commission With Terms Expiring June 1, 2004.	
5) <u>SUPPORT FOR TEACHER'S AID PROJECT</u>	33
<u>Recommended Action(s):</u> Officially <u>Co-Sponsor</u> the Teacher's Aid Project.	
6) <u>SUBDIVISION APPLICATION SD 02-03: HALE-GLENROCK/SHEA</u>	35
<u>Recommended Action(s):</u> <u>Take No Action</u> ; Thereby Concurring With the Planning Commission's Decision Regarding Approval of the Subdivision Map.	
7) <u>REJECTION OF BID FOR PUBLIC WORKS OFFICE EXPANSION PROJECT</u>	57
<u>Recommended Action(s):</u> <u>Reject</u> the Bid Received on July 11, 2002 For the Public Works Office Expansion Project.	
8) <u>PUBLIC WORKS MAINTENANCE CONTRACT FOR REPAIR AND MAINTENANCE OF TELEMETRY SYSTEM</u>	59
<u>Recommended Action(s):</u> <u>Authorize</u> the City Manager to Execute Contract with Telekey SCADA Systems, Inc.	

9)	<u>AMEND PROFESSIONAL SERVICES CONTRACT FOR DESIGN OF TENNANT AVENUE WIDENING</u>	69
	<u>Recommended Action(s):</u>	
	1. <u>Approve</u> Professional Service Agreement Time Extension; and	
	2. <u>Approve</u> the Additional Scope of Work From MH Engineering in the Amount of \$8,610; and	
	3. <u>Authorize</u> the City Manager to Execute an Amendment to the Existing Professional Services Agreement for Design Services for the Tennant Avenue Widening Project, With the Total Amended Professional Services Agreement not to Exceed \$42,410.	
10)	<u>COMMUNITY AND CULTURAL CENTER PROJECT JULY CONSTRUCTION PROGRESS REPORT</u>	75
	<u>Recommended Action(s):</u> <u>Information</u> Only.	
11)	<u>JULY 2002 FINANCE AND INVESTMENT REPORT</u>	77
	<u>Recommended Action(s):</u> <u>Accept</u> and <u>File</u> Report.	
12)	<u>APPROVE SPECIAL CITY COUNCIL MEETING MINUTES OF JULY 30, 2002</u>	101
13)	<u>APPROVE SPECIAL CITY COUNCIL MEETING MINUTES OF AUGUST 2, 2002</u>	103
14)	<u>APPROVE SPECIAL CITY COUNCIL MEETING MINUTES OF AUGUST 7, 2002</u>	105

City Council and Redevelopment Agency Action

Time Estimate	Page
Consent Calendar: 1 - 10 Minutes	

15)	<u>APPROVE SPECIAL CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF JULY 31, 2002</u>	107
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City Council Action

Time Estimate	Page
Consent Calendar: 1 - 10 Minutes	

16)	<u>REJECTION OF BIDS FOR WELL ABANDONMENT PROJECT</u>	141
	<u>Recommended Action(s):</u> <u>Reject</u> the Single Bid Received on July 31, 2002 for the Well Abandonment Project and Authorize Staff to Rebid the Project.	
17)	<u>ACCEPTANCE OF DONATIONS FOR GALVAN PARK BASEBALL FIELD IMPROVEMENTS</u>	143
	<u>Recommended Action(s):</u>	
	1. <u>Accept</u> Donation by Silicon Valley Baseball of Improvements For the Galvan Park Baseball Field; and	
	2. <u>Present</u> a Certificate Acknowledging the Donation.	

City Council Action

PUBLIC HEARINGS:

	Time Estimate		Page
18)	10 Minutes	<u>ANNEXATION APPLICATION ANX-00-02: COCHRANE-LUPINE</u> Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. Council Discussion. Action- <u>Adopt</u> Resolution No. 5608, For Annexation.	145
19)	3 Minutes	<u>APPEAL OF SUBDIVISION APPLICATION SD 01-04: McLAUGHLIN-JONES</u> Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. Council Discussion. Action- <u>Continue</u> Public Hearing to September 4, 2002.	159
20)	4 Minutes	<u>DEVELOPMENT AGREEMENT AMENDMENT DA 02-03: HALE-GLENROCK/SHEA</u> <u>Recommended Action(s):</u> Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. Council Discussion. Action- <u>Motion to Waive</u> the Reading in Full of Ordinance 1582, New Series. <u>Motion to Introduce</u> the Ordinance 1582, New Series by Title Only. (Roll Call Vote)	161
21)	30 Minutes	<u>DEVELOPMENT IMPACT FEE ADJUSTMENTS</u> Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. Council Discussion. Action- <u>Motion to Waive</u> the Reading in Full of Ordinance 1581, New Series. <u>Motion to Introduce</u> the Ordinance 1581, New Series by Title Only. (Roll Call Vote) Action- <u>Adopt</u> Resolution No. 5592. Action- <u>Direct</u> Staff to Return to City Council Within One Year Concerning the Library Impact Fee and Options to Fund the Sports Complex (Sports Fields); and Action- <u>Direct</u> Staff to Return to City Council by January 2007 to Begin New Review of Impact Fees.	189

City Council Action

OTHER BUSINESS:

	Time Estimate		Page
22)	10 Minutes	<u>REQUEST TO FUND A STUDY TO IDENTIFY THE CITY'S NATURAL RESOURCES AND TO RECOMMEND PRESERVATION METHODS</u>	205
		<u>Recommended Action(s):</u>	
		1. <u>Provide</u> Direction to Staff if Council is Interested in Funding a Study to Complement the Bikeways Master Plan;	
		2. <u>Provide</u> Comments to the Scope of the Proposed Study; and	
		3. <u>Appropriate</u> Funds If Council Direction is to Move Forward With the Study.	
23)	10 Minutes	<u>COMMUNITY CENTER AND PLAYHOUSE RENTAL FEES AND SCHEDULING PRIORITIES</u>	209
		<u>Recommended Action(s):</u> <u>Adopt</u> Resolution 5609 Establishing Community Center and Playhouse Facility Rental Fees and Scheduling Priorities.	
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		<u>SECOND READING OF ORDINANCE:</u> Full Reading Waived By Majority Vote. (Government Code Section 36934) Action -- <u>Adopt</u> Ordinance by roll call vote.	
24)	1 minute	<u>ADOPT ORDINANCE NO. 1571, NEW SERIES</u>	217
		An Ordinance of the City Council of the City of Morgan Hill Amending Chapter 3.54 (Recreation Fees) of Title 3 (Revenue and Finance) of the Municipal Code of the City of Morgan Hill Regarding Fees for Recreation Services, Including Classes, Facilities and Administrative Processing Fees.	
25)	1 minute	<u>ADOPT ORDINANCE NO. 1572, NEW SERIES</u>	223
		An Ordinance of the City Council of the City of Morgan Hill Approving a Zoning Amendment and the Approval of a Precise Development Plan for the Capriano/Madrone Crossing Development. The Residential Development Plan Is on a 68 Acre Site Located on the West Side of Monterey Road, South Side of Tilton Avenue, on the East Side of Hale Avenue (APN's 764-09-005, 006, 007, 008, 009, 010 & 014) (Application ZA-00-05: Hale-Glenrock Builders/Shea Homes).	
26)	1 minute	<u>ADOPT ORDINANCE NO. 1573, NEW SERIES</u>	229
		An Ordinance of the City Council of the City of Morgan Hill Approving a Zoning Amendment to Establish a New Precise Development Plan for the 98 Acre Mission Ranch Development Located on the South Side of Cochrane Road and East of Mission View Drive in the R-1 (7,000)/RPD Zoning District. (APN's 728-32-001, 002, 003 and 728-33-001).	
27)	1 minute	<u>ADOPT ORDINANCE NO. 1574, NEW SERIES</u>	233
		An Ordinance of the City Council of the City of Morgan Hill Approving a Zoning Amendment to Establish a New Precise Development Plan for Approximately 18-acres on the West Side of Peet Road from R-1 (9,000) to R-1 12,000 RPD and Incorporating the Area with the Adjoining Coyote Estates Development, Located on the North Side of Cochrane Road and West Side of Peet Road. (APN's 728-35-008, 9 & 10; 728-36-001 & 10) ZA-01-15: Cochrane-coyote Estates.	
28)	1 minute	<u>ADOPT ORDINANCE NO. 1575, NEW SERIES</u>	255
		An Ordinance of the City Council of the City of Morgan Hill Amending the Standards and Criteria and Procedures of the Residential Development Control System as Set Forth in Chapter 18.78 of the Morgan Hill Municipal Code.	

29)	1 minute	<u>ADOPT ORDINANCE NO. 1576, NEW SERIES</u>	277
		An Ordinance of the City Council of the City of Morgan Hill Approving an Amendment to Ordinance No. 1542, New Series, to Amend the Development Agreement for Application MP-00-02: E. Dunne - Grewal to Allow for a Nine-month Extension of Time (APN 728-11-026).	
30)	1 minute	<u>ADOPT ORDINANCE NO. 1577, NEW SERIES</u>	283
		An Ordinance of the City Council of the City of Morgan Hill Pre-zoning 16 Acres, Located on the East Side of Peet Road - Between Cochrane Road and Half Road from County A-20s to City R-1(20,000). (APN's 728-34-006 & 007).	
31)	1 minute	<u>ADOPT ORDINANCE NO. 1578, NEW SERIES</u>	289
		An Ordinance of the City Council of the City of Morgan Hill Approving an Amendment to Ordinance No. 1464, New Series, to Amend the Development Agreement for Application MP-00-18: Central - Central Park to Allow for a Two-month Extension of Time (APN 726-27-105).	
32)	1 minute	<u>ADOPT ORDINANCE NO. 1579, NEW SERIES</u>	295
		An Ordinance of the City Council of the City of Morgan Hill Approving an Amended Development Agreement for Phases V & Vi of the Mission Ranch Project, Applications MP 00-21 & MP 01-03: Mission View-dividend (APN's 728-32-001, 002, 003 & 728-33-001)	

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT